

Resolution 2020 - _____

Vacating a public utility and drainage easement in "Port St. John Unit Two" Subdivision, Cocoa, Florida, lying in Section 24, Township 23 South, Range 35 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **CAROLYN M. CAMPBELL** with the Board of County Commissioners to vacate a public utility and drainage easement in Brevard County, Florida, described as follows:

SEE ATTACHED SKETCH & DESCRIPTION

WHEREAS, the vacating action will in no way affect any private easements which may also be present in the existing public easement(s) or public right-of-way, nor does this action guarantee or transfer title.

WHEREAS, notice of the public hearing before the Board of County Commissioners was published one time in the TODAY Newspaper, a newspaper of general circulation in Brevard County, Florida, prior to the public hearing; and

WHEREAS, the Board finds that vacating a public utility and drainage easement will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public utility and drainage easement is hereby vacated; and Brevard County renounces and disclaims any rights in and to said easement. Pursuant to Section 177.101(5), Florida Statutes, the vacating shall not become effective until a certified copy of this resolution is filed in the offices of the Clerk of Courts and recorded in the Public Records of Brevard County.

DONE, ORDERED AND ADOPTED, in regular session, this 07th day of July, 2020 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:

SCOTT ELLIS, CLERK

Bryan Lober, Chair

As approved by the Board on:
July 07, 2020

Brevard County Property Appraiser Detail Sheet

Account 2311032
 Owners Campbell, Carolyn M Life Estate
 Mailing Address 6630 Dallas Ave Cocoa FL 32927
 Site Address 6630 Dallas Ave Cocoa FL 32927
 Parcel ID 23-35-24-25-19-21
 Property Use 0110 - Single Family Residence
 Exemptions
 HEX1 - Homestead First
 HEX2 - Homestead Additional
 WDW - Widow's Exemption For Wife
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.47
 Subdivision Port St John Unit 2
 Site Code 0802 - Two Lots
 Plat Book/Page 0014/0048
 Land Description Port St John Unit 2 Lots 21 & 25 Blk 19

VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$189,540	\$184,450	\$165,760
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$93,180	\$91,450	\$89,570
Assessed Value School	\$93,180	\$91,450	\$89,570
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$500	\$500	\$500
Taxable Value Non-School	\$42,680	\$40,950	\$39,070
Taxable Value School	\$67,680	\$65,950	\$64,070

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
04/29/2008	--	WD	Improved	5860/5020
08/30/1993	\$80,000	WD	Improved	3315/4031
11/02/1987	\$7,500	WD	--	2867/1361
10/01/1968	\$800	--	--	1051/0593

Fig. 1: Copy of Property Appraiser's detail sheet for lots 21, 25, Block 19, Port St. John Unit 2, 6630 Dallas Ave, Cocoa, FL 32927, Section 24, Township 23 South, Range 35 East, District 1

Vicinity Map

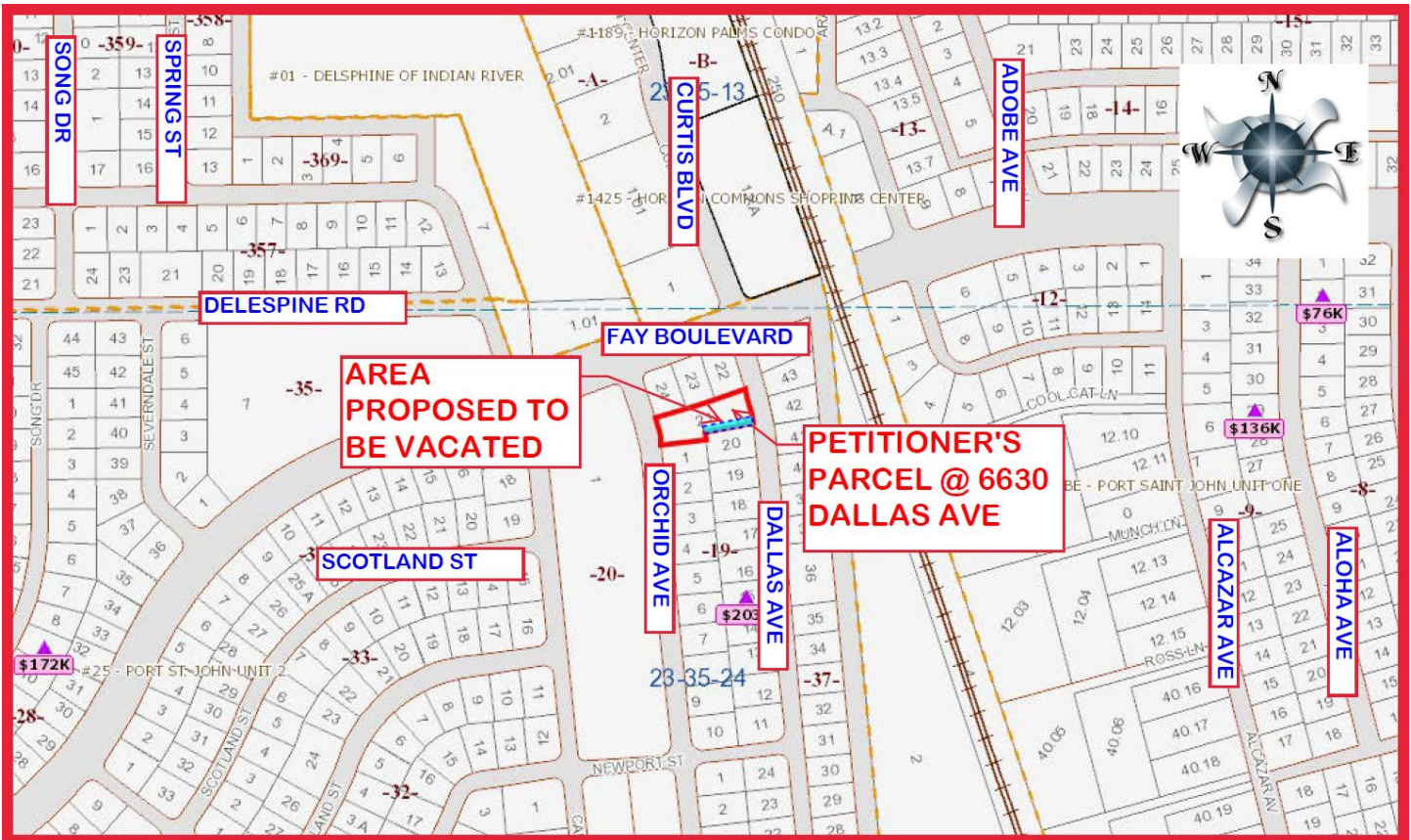


Fig. 2: Map of Lots 21 & 25, Block 19, Port St. John Unit Two, 6630 Dallas Ave, Cocoa, FL 32927

Carolyn M. Campbell – Lots 21 & 25, Block 19, “Port St. John Unit Two” (Plat Book 14, Page 48) – 6630 Dallas Ave – Section 24, Township 23 South, Range 35 East – District 1 – Proposed Vacating of a 6.0 ft. Wide Public Utility & Drainage Easement along the South line of Lot 21

Aerial Map

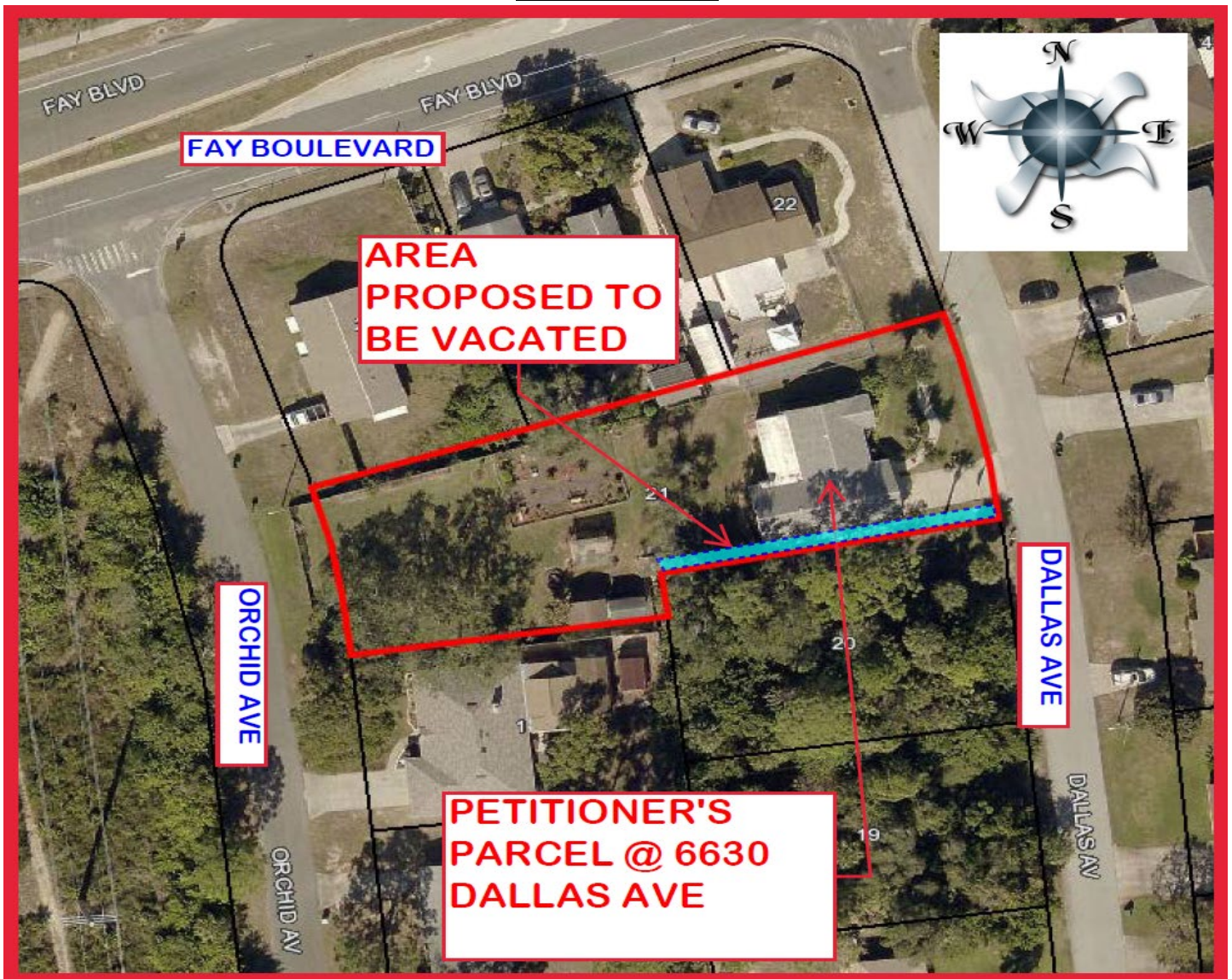


Fig. 3: Map of aerial view of Lots 21 & 25, Block 19, Port St. John Unit Two, 6630 Dallas Ave, Cocoa, FL 32927

Carolyn M. Campbell – Lots 21 & 25, Block 19, “Port St. John Unit Two” (Plat Book 14, Page 48) – 6630 Dallas Ave – Section 24, Township 23 South, Range 35 East – District 1 – Proposed Vacating of a 6.0 ft. Wide Public Utility & Drainage Easement along the South line of Lot 21

Fig. 4: Copy of plat map “Port St. John Unit Two” dedicated to Brevard County August 17, 1960

Petitioner's Sketch & Description Sheet 1 of 2


LEGAL DESCRIPTION				SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2 OF 2																																																																
SITUATED IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 35 EAST PARENT PARCEL: #23-35-24-25-19-21 PURPOSE OF SURVEY: VACATION OF P.U.&D. EASEMENT																																																																				
LEGAL: VACATING A 6 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.&D.) (BY SURVEYOR) THE SOUTHERLY 6.00 FOOT PUBLIC UTILITY & DRAINAGE (P.U.&D.) EASEMENT LYING WITHIN LOT 21, BLOCK 19, AS SHOWN ON THE PLAT OF PORT ST. JOHN UNIT TWO, AS RECORDED IN PLAT BOOK 14, PAGES 48-51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTHERLY 6.00 FEET OF THE SOUTHERLY 6.00 FOOT P.U.&D. EASEMENT OF SAID LOT 21, BLOCK 19.																																																																				
<u>SURVEYORS NOTES & LEGEND:</u>																																																																				
1. BEARINGS BASED ON A ASSUMED BEARING OF N81°14'44"E,, ALONG THE NORTH LINE OF LOT 20, BLOCK 19.																																																																				
2. THIS IS NOT A BOUNDARY SURVEY																																																																				
3. IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY DAVID A. BLOCK SURVEYING, INC., PROJECT #19-649, DATED 11/14/2019.																																																																				
<table style="width: 100%; border: none;"><tr><td style="width: 10%;">C</td><td style="width: 10%;">=</td><td style="width: 80%;">CENTERLINE</td></tr><tr><td>C.L.F</td><td>=</td><td>CHAIN LINK FENCE</td></tr><tr><td>CH</td><td>=</td><td>CHORD</td></tr><tr><td>CONC.</td><td>=</td><td>CONCRETE</td></tr><tr><td>(D)</td><td>=</td><td>DEEDED</td></tr><tr><td>FD</td><td>=</td><td>FOUND</td></tr><tr><td>ID</td><td>=</td><td>IDENTIFICATION</td></tr><tr><td>IR</td><td>=</td><td>IRON ROD</td></tr><tr><td>L</td><td>=</td><td>LENGTH</td></tr><tr><td>LB</td><td>=</td><td>LICENSE BUSINESS</td></tr><tr><td>LS</td><td>=</td><td>LICENSE SURVEYOR</td></tr><tr><td>(M)</td><td>=</td><td>MEASURED</td></tr><tr><td>NO</td><td>=</td><td>NUMBER</td></tr><tr><td>ON/OFF</td><td>=</td><td>ON SITE/OFF SITE</td></tr><tr><td>ORB</td><td>=</td><td>OFFICIAL RECORDS BOOK</td></tr><tr><td>PG</td><td>=</td><td>PAGE</td></tr><tr><td>PC</td><td>=</td><td>POINT OF CURVATURE</td></tr><tr><td>(P)</td><td>=</td><td>PLATTED</td></tr><tr><td>P.U.&D.</td><td>=</td><td>PUBLIC UTILITY AND DRAINAGE</td></tr><tr><td>R</td><td>=</td><td>RADIUS</td></tr><tr><td>WF</td><td>=</td><td>WOOD FENCE</td></tr></table>						C	=	CENTERLINE	C.L.F	=	CHAIN LINK FENCE	CH	=	CHORD	CONC.	=	CONCRETE	(D)	=	DEEDED	FD	=	FOUND	ID	=	IDENTIFICATION	IR	=	IRON ROD	L	=	LENGTH	LB	=	LICENSE BUSINESS	LS	=	LICENSE SURVEYOR	(M)	=	MEASURED	NO	=	NUMBER	ON/OFF	=	ON SITE/OFF SITE	ORB	=	OFFICIAL RECORDS BOOK	PG	=	PAGE	PC	=	POINT OF CURVATURE	(P)	=	PLATTED	P.U.&D.	=	PUBLIC UTILITY AND DRAINAGE	R	=	RADIUS	WF	=	WOOD FENCE
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PREPARED FOR AND CERTIFIED TO: CAROLYN M. CAMPBELL & BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS				 DAVID A. BLOCK FLORIDA CERTIFICATE NO. 6263 PROFESSIONAL SURVEYOR & MAPPER NOT VALID UNLESS SIGNED AND SEALED																																																																
PREPARED BY: DAVE BLOCK SURVEYING, INC. 1545 BREAM STREET MERRITT ISLAND, FLORIDA 32952																																																																				
DRAWN BY: J. PRESSMAN	CHECKED BY: D. BLOCK	REVISIONS	DATE	DESCRIPTION	SECTION 24 TOWNSHIP 23 SOUTH RANGE 35 EAST																																																															
DATE: 04/13/2020	DRAWING: 19-1649_VE.dwg																																																																			

Fig. 5: Sheet 1 of 2. Legal description for 6.00-foot easement on lot 21, Block 19, Port St. John Unit Two.

Petitioner's Sketch & Description Sheet 2 of 2

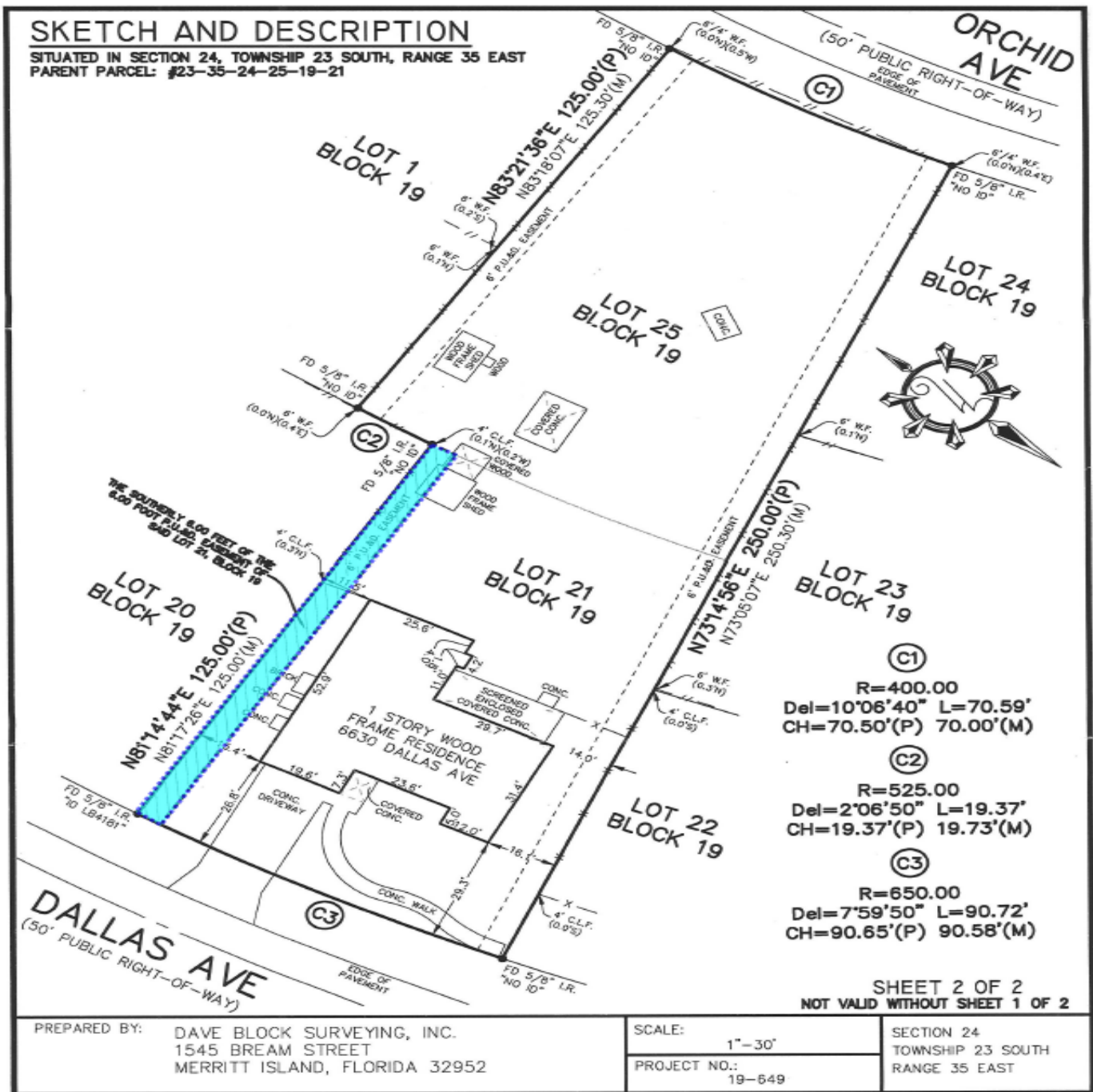


Fig. 6: Sketch and Description. Situated in Section 24, Township 23 South, Range 35 East, Parent Parcel: #23-35-24-25-19-21. Sketch illustrates 2 lots (21 and 25) that reside on Dallas Ave, Cocoa, Florida. Lot 21 is on the East side while Lot 25 is on the West side. A 6-foot public utility lies along the southerly line of lot 21. Lot 21 has a single-family residence and Lot 25 is vacant. The coordinates of the area depicted is as follows moving South to West clockwise. South boundary – North 81°14'44" East 125.00'; North 83°21'36" East 125.00', North boundary – North 73°14'56" East 250.00'. Sheet 2 of 2. Not valid without sheet 1 of 2. Prepared by: Dave Block Surveying, Inc., 1545 Bream Street, Merritt Island, Florida 32952. Project NO: 19-549.

Comment Sheet

Applicant: Carolyn Campbell

Updated by: Amber Holley 20200519 at 15:30 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20200504	20200513	Yes	No objections
FL Power & Light	20200504	20200519	Yes	No objections
At&t	20200504	20200512	Yes	No objections
Charter/Spectrum	20200504	20200506	Yes	No objections
City of Cocoa	20200504	20200505	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20200504	20200519	Yes	No objections
Land Planning	20200504	20200506	Yes	No objections
Utility Services	20200504	20200504	Yes	No objections
Storm Water	20200504	20200507	Yes	No objections
Zoning	20200504	20200506	Yes	No objections

Fig. 7: Copy of comment sheet for utility review.

Public Hearing Legal Advertisement

Ad#4242827

06/22/2020

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A 6.0 FT. WIDE PUBLIC UTILITY EASEMENT, PLAT OF "PORT ST. JOHN UNIT TWO" IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 35 EAST, COCOA, FL

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by CAROLYN M. CAMPBELL with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

THE SOUTHERLY 6.00 FOOT PUBLIC UTILITY & DRAINAGE (P.U.&D) EASEMENT LYING WITHIN LOT 21, BLOCK 19, AS SHOWN ON THE PLAT OF PORT ST. JOHN UNIT TWO, AS RECORDED IN PLAT BOOK 14, PAGES 48-51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 6.00 FEET OF THE SOUTHERLY 6.00 FOOT P.U.&D. EASEMENT OF SAID LOT 21, BLOCK 19. PREPARED BY: DAVID A. BLOCK, PSM.

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 5:00 P.M. on July 07, 2020 at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense.

The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

Fig. 8: Copy of public hearing advertisement as published on June 22, 2020 see next page for full text.

Legal Notice Text

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